

039.0

0002

0012.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

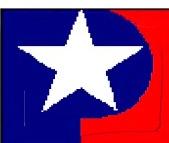
Total Card / Total Parcel
835,300 / 835,300

USE VALUE:

835,300 / 835,300

ASSESSED:

835,300 / 835,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
23-25		PATRICK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FERGUSON EARL J & SHEILA P	
Owner 2:	
Owner 3:	

Street 1: 23 PATRICK STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1969, having primarily Wood Shingle Exterior and 2970 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6129	Sq. Ft.	Site			0	64.	0.99	3									386,478						386,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6129.000	448,800		386,500	835,300		25742
							GIS Ref
							GIS Ref
							Insp Date
							12/06/18

PREVIOUS ASSESSMENT								Parcel ID	039.0-0002-0012.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	448,800	0	6,129.	386,500	835,300	Year end	12/23/2021	
2021	104	FV	428,300	0	6,129.	386,500	814,800	Year End Roll	12/10/2020	
2020	104	FV	428,400	0	6,129.	386,500	814,900	Year End Roll	12/18/2019	
2019	104	FV	366,700	0	6,129.	350,200	716,900	716,900 Year End Roll	1/3/2019	
2018	104	FV	366,700	0	6,129.	332,100	698,800	698,800 Year End Roll	12/20/2017	
2017	104	FV	345,000	0	6,129.	289,900	634,900	634,900 Year End Roll	1/3/2017	
2016	104	FV	345,000	0	6,129.	247,600	592,600	592,600 Year End	1/4/2016	
2015	104	FV	298,700	0	6,129.	229,500	528,200	528,200 Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	804-48		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/9/2020	602	New Wind	7,100	C					12/6/2018	MEAS&NOTICE	CC	Chris C
12/13/2017	1643	Solar Pa	47,000	C					4/27/2009	Measured	163	PATRIOT
12/19/2001	55	Porch	1,000	C				12X23 WDK/ROOF OVE	3/3/2000	Mailer Sent		
									3/1/2000	Measured	197	PATRIOT
									11/1/1981		MM	Mary M

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	12 - Multi-Conver			Full Bath:	2	Rating:	Average														
Sty Ht:	2 - 2 Story			A Bath:		Rating:															
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:															
Foundation:	1 - Concrete			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	2 - Hip			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	3	Rating:	Average														
Color:	BLUE			A Kits:		Rating:															
View / Desir:				Frl:		Rating:															
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1969	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict:		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION								REMODELING									
Avg Ht/FL:	STD			Phys Cond:	AV - Average		30. %									Exterior:		No Unit	RMS	BRS	FL
Prim Int Wal	2 - Plaster			Functional:			%									Interior:		2	4	2	
Sec Int Wall:		%		Economic:			%									Additions:					
Partition:	T - Typical			Special:			%									Kitchen:					
Prim Floors:	4 - Carpet			Override:			%									Baths:					
Sec Floors:		%		Total:	30.5	%										Plumbing:					
Bsmnt Flr:	4 - Carpet			CALC SUMMARY								Electric:									
Subfloor:				Basic \$ / SQ:	170.00											Heating:					
Bsmnt Gar:				Size Adj.:	1.16269529											General:					
Electric:	3 - Typical			Const Adj.:	0.98990101											COMPARABLE SALES					
Insulation:	2 - Typical			Adj \$ / SQ:	195.662											Rate	Parcel ID	Typ	Date	Sale Price	
Int vs Ext:	S			Other Features:	127051																
Heat Fuel:	3 - Electric			Grade Factor:	1.00																
Heat Type:	6 - Elec Base/B			NBHD Inf:	1.00000000																
# Heat Sys:	2			NBHD Mod:																	
% Heated:	100	% AC:	50	LUC Factor:	1.00																
Solar HW:	Yes	Central Vac:	NO	Adj Total:	645726																
% Com Wal		% Sprinkled		Depreciation:	196946											Juris. Factor:			Before Depr:	195.66	
				Deprecated Total:	448779											Special Features:	0		Val/Su Net:	118.39	
																Final Total:	448800		Val/Su SzAd:	219.14	
MOBILE HOME				WtAv\$/SQ:		AvRate:										IMAGE					
Make:																					
Model:																AssessPro Patriot Properties, Inc					
SPEC FEATURES/YARD ITEMS				Serial #:																	
				Year:																	
				Color:																	
PARCEL ID 039.0-0002-0012.A																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value				
2	Frame Shed	D	Y		18X12	A	AV	1980		0.00	T	31.2	104								
More: N				Total Yard Items:				Total Special Features:				Total:									